



## 118 Golden Hill Rd, Durham, NY 12423

**\$3,200,000**

**ML#:** 150441

**Type:** Commercial

**Approx Fin SqFt:** 21553

**Lot - Sq Ft (approx):** 1744142

**Lot - Acres (approx):** 40.0400

Remarks - An Extraordinary Resort in Greene County! We present Gavin's Irish Country Inn. It's an Historic and Premier 3rd Generation Owned & Operated Resort, Inn, Pub, & Restaurant in Durham, NY. This Amazing and Prestigious Offering includes 12 parcels of land with a total of 40.04 acres with beautiful and stunning landscapes, creeks and waterfalls, nature trails, a nostalgic and delightful motel with 56 units, 2 single-family homes, a bar, a dining hall, a restaurant, a commercial kitchen, an outdoor pool, an outdoor stage, outdoor seating areas, a playground, The 12 parcels of land encompass both sides of Golden Hill Rd. There are 2 beautiful creeks - Cornwallville Creek & Thorp Creek. View our stunning pictures of the gorgeous waterfalls. The motel encompasses 56 units-approximately 61 bedrooms, 10 buildings, suites, cottages, efficiencies, family rooms, standard and deluxe rooms, a reception area, a retail area, a dining area, a restaurant, a dining hall, a commercial kitchen, and a pub. The seating capacity in the dining room is approximately 120, 60 to 80 in the smaller dining area-called the Tea Room, 80 to 100 in the pub(max capacity is 120 in the pub), and outdoor seating up to 110. There are 2 single-family homes: one with 5 bedrooms and 2 1/2 baths and one with 3 bedrooms and 2 1/2 baths. It has great proximity to the area's attractions and amenities as it's 15 minutes to Windham Ski Mountain, 5 minutes to Zoom Flume Water Park, 25 minutes to Hunter Ski Mountain, 25 minutes to the Hudson River, 25 minutes to Dutchman's Landing Park/the Historic Catskill Point, 20 minutes to Green Lake, 30 minutes to Colgate Lake, & 45 minutes to Howe Caverns. View our 3D virtual tours of the motel and the properties, our drone aerial photography, and our 3D virtual sky tours.

View Virtual Tour and more details at:

<https://show.tours/118goldenhillrd?b=0>



# Public Detail Report

Listings as of 09/22/24 at 10:53am

**Active 10/20/23**      **Listing # 150441**      **118 Golden Hill Rd, Durham, NY 12423** [Map](#)      **Listing Price: \$3,200,000**  
**County: Greene**



<b>Property Type</b>	Commercial	<b>Property Subtype</b>	Commercial
<b>Town (Taxable)</b>	Durham	<b>Approx Finished SqFt</b>	21553
<b>Year Built</b>	1980	<b>Lot Sq Ft (approx)</b>	1744142
<b>Tax Map ID</b>	34.00-6-22	<b>Lot Acres (approx)</b>	40.0400
<b>DOM</b>	338		

[See Additional Pictures](#)      [See Virtual Tour](#)

**School District** Cairo-Durham

**Directions** From Cairo, take Route 23 West, make a right onto Route 145, make a left onto Golden Hill Rd, the resort is on the right.

**Marketing Remark** An Extraordinary Resort in Greene County! We present Gavin's Irish Country Inn. It's an Historic and Premier 3rd Generation Owned & Operated Resort, Inn, Pub, & Restaurant in Durham, NY. This Amazing and Prestigious Offering includes 12 parcels of land with a total of 40.04 acres with beautiful and stunning landscapes, creeks and waterfalls, nature trails, a nostalgic and delightful motel with 56 units, 2 single-family homes, a bar, a dining hall, a restaurant, a commercial kitchen, an outdoor pool, an outdoor stage, outdoor seating areas, a playground, The 12 parcels of land encompass both sides of Golden Hill Rd. There are 2 beautiful creeks - Cornwallville Creek & Thorp Creek. View our stunning pictures of the gorgeous waterfalls. The motel encompasses 56 units-approximately 61 bedrooms, 10 buildings, suites, cottages, efficiencies, family rooms, standard and deluxe rooms, a reception area, a retail area, a dining area, a restaurant, a dining hall, a commercial kitchen, and a pub. The seating capacity in the dining room is approximately 120, 60 to 80 in the smaller dining area-called the Tea Room, 80 to 100 in the pub(max capacity is 120 in the pub), and outdoor seating up to 110. There are 2 single-family homes: one with 5 bedrooms and 2 1/2 baths and one with 3 bedrooms and 2 1/2 baths. It has great proximity to the area's attractions and amenities as it's 15 minutes to Windham Ski Mountain, 5 minutes to Zoom Flume Water Park, 25 minutes to Hunter Ski Mountain, 25 minutes to the Hudson River, 25 minutes to Dutchman's Landing Park/the Historic Catskill Point, 20 minutes to Green Lake, 30 minutes to Colgate Lake, & 45 minutes to Howe Caverns. View our 3D virtual tours of the motel and the properties, our drone aerial photography, and our 3D virtual sky tours.

<b>Internet Access</b>	Wired Broadband (Cable, DSL, Fiber Optic)	<b>Special Conditions</b>	None/Unknown
------------------------	---	---------------------------	--------------

## General Information

<b>911 Address</b>	118 Golden Hill Rd, Durham, NY 12423	<b>Zoning</b>	415-Motel, 210, 314, 312
<b>Lot Size</b>	40.04 Acres	<b>Sign on Property</b>	No
<b>Income/Exp Statement</b>	Yes (With NDA or CA)		

## Property Features

<b>Paved Street</b>	Yes	<b>Flood Zone</b>	No
<b># of Units</b>	58 (56 Motel Units & 2 Single Family Homes)	<b># of Levels</b>	3.00 (1, 2, & 3 level buildings)
<b>Construction</b>	Frame, Manufactured	<b>Roof</b>	Asphalt, Shingle
<b>Windows</b>	Double Hung	<b>Foundation</b>	Block
<b>Parking</b>	Parking areas and driveways	<b>Green Features</b>	No
<b>Driveway</b>	Yes		

## Public Records

<b>School Tax Assessment</b>	\$15392.38 (Total Taxes for the 4 Motel Parcels) \$699000 (Total Taxes for the 4 Motel Parcels)	<b>Town Tax Assessors FulMrktVal</b>	\$12535.21 (Total Taxes for the 4 Motel Parcels) \$1684400.00 (Total Taxes for the 4 Motel Parcels)
<b>Tax Exemptions</b>	No		

## Utilities

<b>Water</b>	Well (5 wells, 3 wells are in use)	<b>Sewer</b>	Septic Tank (9 to 10 tanks)
<b>Heat Type</b>	Electric, Oil, Forced, Space Heater, Heat Pump	<b>Electric</b>	Circuit Breakers (19 meters)
<b>Water Heater</b>	Electric		

## Presented By:

### Ted Banta III

Primary: 518-627-6290  
Secondary: 518-466-1219  
Other:

E-mail: tedbanta3@yahoo.com

## RVW Select Properties

7 W Moorehouse Rd  
Cairo, NY 12413  
518-943-5303  
Fax : 866-466-9172

**See our listings online:**



Featured properties may not be listed by the office/agent presenting this brochure.

Information not guaranteed.

Copyright ©2024 Rapattoni Corporation. All rights reserved.

U.S. Patent 6,910,045



## GAVIN'S RESORT: GAVIN'S IRISH COUNTRY INN

Address: 118 Golden Hill Rd, Cornwallville (Durham) NY, 12423

### **MLS Listing Link:**

<https://columbianortherndutchessmls.rapmls.com/scripts/mgrqispi.dll?APPNAME=Columbia&PRGNAME=MLSLogin&ARGUMENT=DmtYSXqDkshkz5qi8BBI/1ZNVBCQaMTDGvfGBvUlhETK3dXJ/smCUXhwM/fXHasO&KeyRid=1>

**Multi-Media Website for the Listing:** <https://show.tours/118goldenhillrd?b=0>

**Gavin's Website:** <https://gavinsinn.com/>

**General Remarks:** An Extraordinary Resort in Greene County! We present Gavin's Irish Country Inn. It's an Historic and Premier 3rd Generation Owned & Operated Resort, Inn, Pub, & Restaurant in Durham, NY. This Amazing and Prestigious Offering includes 12 parcels of land with a total of 40.04 acres with beautiful and stunning landscapes, creeks and waterfalls, nature trails, a nostalgic and delightful motel with 56 units, 2 single-family homes, a bar, a dining hall, a restaurant, a commercial kitchen, an outdoor pool, an outdoor stage, outdoor seating areas, a playground, The 12 parcels of land encompass both sides of Golden Hill Rd. There are 2 beautiful creeks - Cornwallville Creek & Thorp Creek. View our stunning pictures of the gorgeous waterfalls. The motel encompasses 56 units-approximately 61 bedrooms, 10 buildings, suites, cottages, efficiencies, family rooms, standard and deluxe rooms, a reception area, a retail area, a dining area, a restaurant, a dining hall, a commercial kitchen, and a pub. The seating capacity in the dining room is approximately 120, 60 to 80 in the smaller dining area-called the Tea Room, 80 to 100 in the pub(max capacity is 120 in the pub), and outdoor seating up to 110. There are 2 single-family homes: one with 5 bedrooms and 2 1/2 baths and one with 3 bedrooms and 2 1/2 baths. It has great proximity to the area's attractions and amenities as it's 15 minutes to Windham Ski Mountain, 5 minutes to Zoom Flume Water Park, 25 minutes to Hunter Ski Mountain, 25 minutes to the Hudson River, 25 minutes to Dutchman's Landing Park/the Historic Catskill Point, 20 minutes to Green Lake, 30 minutes to Colgate Lake, & 45 minutes to Howe Caverns. View our 3D virtual tours of the motel and the properties, our drone aerial photography, and our 3D virtual sky tours.

### **Septic, Water, Heat & General Information from the sellers:**

For winter purposes and use, the pipes are buried well for buildings 4, 5, 6 and 7. We have opened for New Years Eve and in February and March in the past and have had buildings 6, 7, cottage, rooms 32-35, and the kitchen and pub building open. Buildings 4 & 5 are strong winterized buildings, but the water is piped from our seasonal water tower and has to pass through the poolside suites - rooms 1 and 4. The main building rooms 8 - 31 and the lobby all have electric heat. Now, the lobby area has the new heating system; and rooms 28 - 31 and the tea room have oil heat. The water tower needs to be wintersized in some way, perhaps, a shed over it and probably a heater. The poolside suites and main building would need the plastic piping or PEX tubing. Please see the sketched drawings provided.

How many **units** are there?

- 56 units in the Motel
- Plus, 2 Single Family Homes
- 69 total bedrooms, plus 7 living room areas
- 52 bathrooms and 5/12 ½ bathrooms

What is the **capacity** of the buildings?

- Dining Area: 120 persons comfortably
- Tea Room: 60 to 80 persons
- Pub: 80 to 100 – max capacity is 120, plus there's outdoor dining
- Outdoor Dining: up to 50 under the Dining Room, up to 40 under the Tea Room awning, and up to 20 under the Lobby awning

How many **heating systems** are there?

- Dining Room Building Heat System
- Tea Room Building
- Pub has a Heat Pump
- Lobby has Electric and a Heat Pump
- Units 28 – 31 have oil heat.
- Units 2 & 3 have heat/AC pumps.
- The remaining units have electric heat.

How many **wells** are there? 5 wells, but 3 are mainly used.

How many **septic tanks** are there? Please refer to the sketched drawing.

There are approximately 9 to 10 tanks. Baumann's Septic pumps the tanks each year.

How many **electric services** are there for the motel?

There are approximately 19 meters

## **Frequently Asked Questions:**

Why are the sellers selling?

The resort has been owned and operated by 3 generations. The current generation has a young family, professional careers, and they own another restaurant in addition to the resort. They are selling the resort, concentrating on their careers, and the other restaurant.

What **potential** does the site?

1. Motel
2. Airbnb
3. Conference Center
4. Medical Center and Facility
5. Campground for RVs, campsites, glamping, and yurts
6. Mini-homes
7. Short & Long-Term Rentals

8. RV Site
9. Yurts
10. Residential Development of Homes

Are there **financials** available for the resort?

Yes, you must sign a NDA or a Confidentiality Agreement.

What is the **zoning** for the property?

1. There is no zoning in Durham, NY. The site classifications are as follows:
  - a. Motel is: 415 Motel
  - b. Vacant Land is: 314 Rural Vacant Land
  - c. Single Family Homes: 210 Single Family Homes
  - d. The Site code is: COM 1 & RES 1
  - e. The zoning code is 01

### **Area Resources:**

Greene County Economic Development, Planning, & Tourism Department and the Greene County Economic Development Corporation are business friendly and will work diligently to develop business, housing, and the hospitality industry:

Teri Weiss email: [tweiss@discovergreene.com](mailto:tweiss@discovergreene.com)

GC Economic Development, Planning, & Tourism website:

<https://www.greenegovernment.com/departments/planning-and-economic-development>

Greene County Economic Development Corporation – GC E.D.C. website:

<https://greenecountyedc.com/>

Greene County Business Website sponsored by the GC E.D.C:

<https://www.investingreene.com/>

Greene County Tourism & Information Website: The Great Northern Catskills of Greene County: <https://www.greatnortherncatskills.com/>

Greene IDA – Industrial Development Agency: <https://www.greeneida.com>

Town of Durham, NY: <https://www.durhamny.com/>